

142.A

0004

0001.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

443,100 / 443,100

443,100 / 443,100

443,100 / 443,100

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
80		HIGHLAND AVE, ARLINGTON

OWNERSHIP	Unit #:	1
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Owner 1:	LEONOVIA INGA
Owner 2:	
Owner 3:	

Street 1:	80 HIGHLAND AVE UNIT 1
Street 2:	

Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:		Own Occ:	
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Postal:	02476	Type:	
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PREVIOUS OWNER	
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Owner 1:	PAYSON HAROLD C -
Owner 2:	-

Street 1:	80 HIGHLAND AVE UNIT 1
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:	U
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Postal:	02476
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NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1911, having primarily Aluminum Exterior and 1215 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
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Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7772												G7	1.			

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	443,100			443,100			272295
							GIS Ref		
Total Card		0.000	443,100			443,100	Entered Lot Size		
Total Parcel		0.000	443,100			443,100	Total Land:		
Source:		Market Adj Cost		Total Value per SQ unit /Card:	364.69	/Parcel: 364.6	Land Unit Type:		

**USER DEFINED**

Prior Id # 1:	91812
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	05:01:13
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**SALES INFORMATION****TAX DISTRICT**

Parcel ID	142.A-0004-0001.0
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**PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAYSON HAROLD C	49287-493		4/13/2007		325,000	No	No		
PAYSON HAROLD C	44656-460		2/17/2005	Family		No	No	M DEED	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/20/2015	524	Insulate	4,259						8/16/2018	Measured	DGM	D Mann
									12/5/2008	MLS	MM	Mary M
									4/3/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good																
Sty Ht: 1H - 1 & 1/2 Sty				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 3 - Aluminum				A HBth:	Rating:																
Sec Wall:	%			OthrFix:	Rating:																
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1											
Color: GRAY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Fpl:	Rating:			Other													
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper													
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2													
Year Blt: 1911	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:	Alt %:			Total Units:				Lower													
Jurisdct: G7	Fact: .			Floor: M - Multi-Level				Totals	RMs: 5	BRs: 2	Baths: 1	HB									
Const Mod:				% Own: 40.00000000				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL									
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:	1	5	2	M									
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Additions:													
Prim Int Wall: 2 - Plaster				Functional:		%		Kitchen:													
Sec Int Wall:	%			Economic:		%		Baths:													
Partition: T - Typical				Special:		%		Plumbing:													
Prim Floors: 3 - Hardwood				Override:		%		Electric:													
Sec Floors:	%			Total:	18.6	%		Heating:													
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				General:	1	5	2										
Subfloor:				Basic \$ / SQ: 295.00				<b>COMPARABLE SALES</b>													
Bsmnt Gar:				Size Adj.: 1.35000002				Rate	Parcel ID	Typ	Date	Sale Price									
Electric: 3 - Typical				Const Adj.: 0.99989998																	
Insulation: 2 - Typical				Adj \$ / SQ: 398.210																	
Int vs Ext: S				Other Features: 60500																	
Heat Fuel: 1 - Oil				Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO		Central Vac:	NO	Adj Total: 544325																	
% Com Wall		% Sprinkled:		Depreciation: 101245				Juris. Factor: 1.00	Before Depr:	398.21											
				Deprecated Total: 443081				Special Features: 0	Val/Su Net:	364.69											
								Final Total: 443100	Val/Su SzAd:	364.69											
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 142.A-0004-0001.0												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
																					
More: N				Total Yard Items:				Total Special Features:				Total:									